

Minutes of CVE Master Management Board Meeting September 06, 2018

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:28 a.m.

Eli informed the audience of the sign-in sheet in the back of room, if they wish to speak at Open Mic.

Roll Call:

Present - Eli Okun, Dick Ciocca, Michael Routburg

Remote - Barry Warhoftig, Fred Rosenzweig, Joe Maney, Pierre Laliberté, Joe Roboz (entered the dais at 9:30:34 a.m.)

Absent - Gene Goldman

Eli noted in attendance: Sylvia Smaldone, President of COOCVE; Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee; Michael Rosenzweig, Editor-in-Chief of the CVE Reporter; and Deerfield Beach Commissioner, Bernie Parness.

Following the Pledge of Allegiance, a moment of silence was held for those who gave their lives in service to preserve our democracy.

Meeting Minutes: (9:30:53 a.m.)
The Board unanimously approved Minutes of the June 21, 2018, MM Board Meeting; June 21, 2018, Executive Session Motion; July 5, 2018, Executive Session Motion; July 26, 2018, Executive Session Motion; and the August 16, 2018, Executive Session Motion.

President's Report - Eli Okun: (9:32:27 a.m.)

- 1) East Gatehouse Construction -
Eli reported construction of the East Gatehouse is on schedule to be completed by the end of September or first week of October, weather permitting. The shell is completed and the landscape plan, fixtures, and furnishings have been approved.
- 2) 2018 Road Repaving Project - (9:33:16 a.m.)
Eli informed the repaving was completed at Westbury, Ellesmere, Ventnor, and Tilford. New drainage was installed along Prescott road to eliminate water puddling, and repaving should be completed September 7, weather permitting.
- 3) BSO Presence in the Village - (9:34:01 a.m.)
Eli was pleased to announce following a lengthy process, BSO's entry in the Village was approved at the council meeting Tuesday, September 4th. He stated education will be dispersed and speed indicators will be erected in the next two weeks along Century Boulevard to serve as notice and a reminder to the community that effective November 1st, traffic citations will be issued for traffic safety law violations.

Eli thanked Dan Johnson, Robert Streather, Barry Warhoftig, and Kelly Hampton for their hard work updating the signage, repaving, and bringing the roadway markings to Code. Dan expressed gratitude for Commissioner and Village resident, Bernie Parness, for his participation on behalf of the community in pursuit of the traffic safety initiative and believed his support played a part in the unanimous vote for approval. A round applause ensued.

- 4) Summer Meeting Update - **(9:35:56 a.m.)**
Eli informed the CVE MM Board of Directors continued to hold regular meetings throughout the summer, weekly, as well as multiple times a week for three to four hours at a time on many occasions. Topics discussed, debated, and thoroughly researched included paving, lighting, which is in the process of being concluded for Phase 1, traffic safety, and the Gatehouse projects to name a few, as well as countless hours negotiating the golf course property with the Toll Brothers wherein, the cleanup and land usage process is to be determined. Also, MM is in discussion with the city for approval of a variance for an 8-foot perimeter wall around the Village. Eli stated planning is underway for future construction of the Main Gatehouse and West Gatehouse; MM is working with the city to re-establish garbage removal and recycling services; security issues and bus utilization will be analyzed to determine optimal service for the community.

Eli pointed out the Members who were in attendance of the meeting remotely via GoToMeeting; thanked the Board and Dan for all their time and effort for the betterment of the community. Dick concurred.

Eli remarked the July 2018 financials were being reported, as opposed to August. This was due to the fact that this meeting was held early in the month, as well as not having meetings for several months, and to accommodate the approaching Jewish holidays. For these reasons, the last time the books were closed was July.

Treasurer's Report - Joe Maney: **(9:39:00 a.m.)**

July 2018 Financial Report -

For the month ending July 31, 2018, Revenue was \$1,074,354 and Expenses were \$1,165,174. The Net Expenses exceeded the Revenue by \$90,819. The YTD Revenue was \$7,592,658. The YTD Expenses were \$7,475,269. The YTD Revenue exceeded the Expenses by \$54,389.

The balance sheet is showing Cash on hand of \$2,527,461. The Net Assessment Receivables on uncollected items was \$358,990. Total Assets were \$3,829,511 with Total Liabilities of \$3,329,225 and Total Net Equity of \$508,287. Joe explained the over budgeted Expenses YTD were office expenses due to bank charges over by \$15,000, a \$3,000 improvement from last reported; repairs and maintenance over by \$17,000, increase of \$3,000 from last reported; transportation services over by \$74,000 as a result of excess bus utilization; security guard services over by \$172,000 for unbudgeted salary increases; and water and sewer over by \$31,000, \$19,000 less than last reported. Under budgeted Expenses YTD were landscaping and irrigation of \$72,000 and capital planned projects of \$735,000, down \$160,000 from last reported. Overall, Joe noted the budget is balanced.

Comments made by the Board ensued regarding the budget and procedure for collection of outstanding past-due balances, maintenance fees, and write-offs. Following Joe Roboz's inquiry, Dan said the Black Diamond report is available for Board Member review and noted awareness of the Sunset clause and has contacted Black Diamond for a full report in 60 days. Eli assured the budget remains balanced and will continue to be through the end of the year. (Refer to video at Time Stamp for full discussion.)

Executive Director's Report - Dan Johnson:

(9:47:45 a.m.)

1) Golf Course Access Update -

Dan reported negotiations continue with Toll Brothers, a draft agreement in principle for land acquisition has been sent to MM's environmental attorney for review, and was hopeful progress would be made in the next couple of weeks as discussions continue with Toll Brothers at both the city and county levels.

2) Garbage & Recycling -

(9:48:27 a.m.)

Dan reminded residents the City of Deerfield Beach halted recycling in the city two months ago due to cross contamination and would no longer collect recyclables for free due to a cost increase; the value to them went from \$50 per yard on the open market to -\$7 for disposal. Following contract negotiations and agreement with the city and Waste Management, recycling resumed on September 3. Dan pointed out there were flyers in the back of the room from the City highlighting what is garbage and what is recyclable materials. He added if procedure is not followed to eliminate cross contamination; i.e., pizza boxes and plastic bags, then recyclables will be collected as garbage at 2.5 times the cost of recyclable materials removal. Although community recycling is currently at a cost, arrangements were made with the city for dumpster pickup once per week during off season for a Village goal of zero impact to the budget and no fee increase to residents.

Dan explained dumpsters throughout the community were changed out to a larger size and rather than having 2 pick-ups during the off season, there would be 1 pick-up and that the larger dumpsters would accommodate this change. Dan explained that if anyone had dumpster issues, to please call us so that we can evaluate what would be best to address concerns. He introduced Erica, who would take dumpster related inquiries at the conclusion of the meeting.

Per Member suggestion, Dan reiterated cross contamination items include pizza boxes with food and oil residue and all plastic bags are prohibited, as the bags jam the conveyor belt. These are 2 of the biggest issues; containers with food or food residue and/or drink need to be washed out before they can be recycled.

The city allotted the Village a 6 month grace period to reduce cross contamination from the current 40% to 18% in order to continue the recycling service. Dan encouraged residents to spread the word and stated the city slogan is "when in doubt, throw it out", meaning garbage if you are unsure. If we are not successful, there will more than likely be a rate increase. We are currently getting charged for recycling; however, any recycling that is cross contaminated will be taken as garbage, and we will be charged at the higher garbage pick-up rate. Dick suggested an option would be to utilize canvas bags.

Following Member inquiry, Dan reported that 90% of cross contamination was plastic bags; Dan hoped the city would provide a basket with handles, free of charge, to transport recyclables to the appropriate bin or the Village will look into supplying these for the community; Eli displayed a basket for clarity.

3) Village Lighting Update -

(9:55:03 a.m.)

Dan advised the lighting replacement was completed at Richmond, Swansea, Cambridge, Keswick, Berkshire, and Ellesmere; a permit is pending closeout for Lyndhurst, and we have opened Ashby. We anticipate being close to completion by season with all the communities. This is Phase I of a 3-Phase Project. Phase II is a photometric study to evaluate potential needs for additional lighting; this has already been done for the areas that have been completed. Dan advised MM will offer building lighting recommendations and assistance to enhance safety in the Village at night.

- 4) Bus Schedule - (9:56:11 a.m.)
Dan recapped the email sent updating Residents the Village buses will resume their regular schedule of half-hour intervals starting Monday, September 10th. Weekly activities will continue at the Activities Center until the second floor of the Clubhouse activity/classroom side is complete. Residents will need to take the 5 bus from the Clubhouse to the Le Club Activity Complex if they are not already on the 5 bus route. A shuttle bus will run on half-hour increments from the Clubhouse to the Activities Center for Saturday's dance from 6:00PM to 10:30PM and the Sunday's show. Weekly activities will continue at the Le Club Activity Complex until the second floor of the Clubhouse activity/classroom side is complete.

Dan expressed gratitude with the cooperation and patience of the Community as the projects come to fruition; was pleased with the repaving progress; hoped Recreation would be happy with transitioning to the first floor upon completion of the second floor at the Clubhouse.

Business: (9:57:44 a.m.)
Unfinished - None

Business: (9:57:49 a.m.)
New -

- 1) Land-Use Architect -
Eli explained the need for MM to hire an architectural company for land-use development of the four parcels of the golf course property following advice from the environmental attorney.

Eli Okun moved to approve a quote from Paradelo Burgess Design Services to develop a plan for use of Parcels 1 to 4 of the existing golf course not to exceed \$37,000. The motion was seconded by Michael Routburg. The Motion passed unanimously.

Comments were made by the Board regarding the golf course land acquisition, toxicity remediation, Brownfield designation, and land-usage plans for the four parcels of property. (Refer to video at Time Stamp for full discussion.)

Member Comments: (10:02:25 a.m.)

Michal commended Dan and Elliot and mentioned Bernie Parness' long hours into the late night spent at the meeting going over the budget process, BSO's presence in the Village, and a Toll Brothers presentation that was concluded at 11:15 p.m.; wished the Jewish community a Happy New Year and everybody a wonderful, good season ahead.

Eli hoped everyone was pleased with the many Village improvements; wished those of the Jewish faith a happy, healthy, and prosperous New Year.

Dick clarified BSO is the acronym for the Broward Sheriff's Office.

Fred was delighted both as a Resident and Board Member to see the many long-awaited improvement projects finally progress; was pleased the budget remains balanced; congratulated everyone for their hard work.

Pierre commented the French community will be very happy with BSO's presence to reduce speeding and was thankful for the security enhancements.

Barry echoed the projects coming to fruition in so many areas; expressed joy for the safety improvements made for pedestrians and drivers; thought BSO's presence will have a dramatic result in driver and pedestrian habits; pointed out the Board and MM work great as a team and was important to achieve optimal results.

Joe M. described his method of recycling is utilizing two pull-out wastebaskets kept under the sink. One for recycling and is carried to the bin when full, and one lined with a garbage bag to carry to the dumpster when full.

Joe R. echoed all Member comments, highlighting the extensive efforts and participation of the Board and the outcome is all for the benefit of the community; was pleased the budget remains balanced through next year; noted the numerous meetings held; expressed gratitude for the long hours Eli contributes and his leadership, and Dan for keeping the Board and Community informed.

Michael acknowledged Kelly Hampton's involvement in overseeing the beginning stages of the long-overdue projects come to fruition. A round of applause ensued.

Dan pointed out the Village website for the latest project updates is www.keepingCVEbeautiful.com. Elliot updates the website with pictures, statistics, and comments; contact MM for project inquiries and to sign up for the CVE Insider which provides project updates.

Announcement:

(10:12:04 a.m.)

The next MM Board Meeting will be Thursday, October 18, 2018, at 9:30 a.m. in the Activities Center Room A at Le Club Complex.

Adjourn:

(10:12:25 a.m.)

Meeting was adjourned at 10:12 a.m.

(For greater detail, those wishing to hear all comments, discussions, and debates are encouraged to view the meeting video in its entirety or by using the time markers above on www.cvedb.com. Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted on behalf of,

Dick Ciocca
Secretary
CVEMM Board of Directors

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on _____, 2018.